

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25051

17118

Property Information

property address: 602 ESTHER

legal description: CULPEPPER MANOR #1, BLOCK 1, LOT 8

owner name/address: PILCHER, JASON C & BETH BRUTON PILCHER

602 ESTHER BLVD

BRYAN, TX 77802-1813

full business name: _____

land use category: SF-Ros

type of business: _____

current zoning: RD-7

occupancy status: Occupied

lot area (square feet): 10,591

frontage along Texas Avenue (feet): W/A

lot depth (feet): 130

sq. footage of building: 1498

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

63 ft.

Improvements

of buildings: 1

building height (feet): 10

of stories: 1

type of buildings (specify): Brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1956 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Wooden Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 2

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: 1 Lane Drive

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: Trees + small shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:
